



Fort Myers Beach Management & Planning Session

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

Minutes

Wednesday, August 7, 2024

12:00 PM

ORDER OF BUSINESS

I. CALL TO ORDER

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

Council Member King moved to recess for 27 minutes, seconded by Council Member Safford.

The motion carried unanimously.

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

A. Presentation: Barrier Island Resiliency Development Project

Presentation: Len Januzik, J&L Resources, Inc.

Presented at the Town Council meeting earlier.

B. CB Zoning

Discuss CB zoning district changes

Community Development Planner Sarah Propst displayed maps showing the CB (Commercial Boulevard) zoned properties on the island. Changes included limitations to outdoor entertainment and outdoor dining due to noise issues. She explained Exhibit B- Amended Table 24-2, which would allow properties to have additional uses with limitations to reduce the impact on adjacent properties. The Town Council agreed with the changes.

C. Land Development Code

Discuss main topics for Land Development Code rewrite

Planner Propst described the next steps for the LDC and noted that a lot would include clean-up to resolve issues in the code. The Town Council, the LPA (Local Planning Agency) and the community will have input through

workshops and online. Parking lots and regulations were discussed first. Planner Propst indicated they could set minimum and maximum calculations for restaurants and bars. She mentioned allowing the community to provide feedback as a starting point. Council Member Safford suggested giving additional credit for golf carts and bicycles. Vice Mayor Atterholt noted that market forces would determine whether there was enough parking for an establishment to survive up to a point, but he did not have the answers.

Members supported public input.

Planner Propst suggested the list of public benefits would be a good topic for the public to provide feedback on. The council agreed. Additional height options will also be included in the list of public benefits. Public art was discussed, and Council Member Safford brought up the First Amendment.

Public art will be added to the list of possible public benefits.

Planner Propst stated that one section of the code allowed drive-throughs, but another prohibited them. She explained how it could be added to the conditional uses section and the council agreed.

Accessory structures were discussed. Planner Propst noted that the code did not clearly define a dwelling unit, and most communities defined dwellings as a 220 plug. The council agreed to define dwellings.

Architectural features with additional height were removed from the code because people abused it. Planner Propst indicated they could add them back more carefully and the council agreed.

The use table was unclear and had to be clarified with better definitions. Planner Propst indicated that redevelopment districts had specific criteria, and she questioned whether they still worked. The council agreed to send the issue to the public for input.

Landscaping buffers were adopted from Lee County and did not work for a small town. Planner Propst felt there was some leeway for change and Mayor Allers supported asking the community for feedback.

Scheduling workshops was brought up and Council Member Safford suggested holding a Zoom meeting first since so many people were still out of town. The Comprehensive Plan (Comp Plan) will come back to the council on August 19, 2024. Mayor Allers questioned whether the presentation should be divided into two meetings due to the length of the previous discussion. Vice Mayor Atterholt suggested that only changes be presented. Council Member Woodson proposed prioritizing the changes. Planner Propst will distribute the complete Comp Plan and changes before the meeting.

Mayor Allers questioned whether Planner Propst would look at parking garages and she responded positively.

D. Bridge Tolls**Per Town Council's request, a discussion regarding tolls on FMB bridges.**

Council Member Woodson initially brought up the issue and discovered that tolls were prohibited until the Matanzas Bridge was replaced. The Big Carlos Pass bridge was under construction and discussions on implementing tolls should have been discussed well before construction. There was no leeway to add tolls to either bridge anytime in the future.

E. Consent Agenda / Public Comment**Per Town Council's request, a discussion regarding the Consent Agenda and public comment expectations**

Council Member King suggested adding the policy for public comment. Town Clerk Baker will add language to the agenda. The consent agenda will not change, and certain items will still be pulled for further explanation.

IV. AGENDA MANAGEMENT

A. August 2024

Discuss e-bikes sooner rather than later.

Change the time of updating Tier 1 projects to after the budget meetings.

Add a joint meeting with the LPA regarding the LDC and Comp Plan after data is compiled from the meeting with the public.

Add a joint meeting with CELCAB (Cultural and Environmental Learning Center Advisory Board) for the map assessment on September 19, 2024, from 9:00 to 11:00 a.m. Town Clerk Baker will confirm the date at the next meeting.

Add Estero Blvd. landscaping.

Add adding Mobi mats to the beach.

V. ADJOURNMENT

Council Member King moved to adjourn, seconded by Council Member Safford. The motion carried unanimously.

The meeting was adjourned at 2:48 p.m.

Minutes adopted, August 19, 2024. Motion by Council Member King and seconded by Council Member Safford. Passed 5-0.



Amy Baker, Town Clerk