



Fort Myers Beach Local Planning Agency

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

REVISED Agenda

Tuesday, April 8, 2025

9:00 AM

The LPA will be recessed approximately between Noon and 1:00 PM for lunch

ORDER OF BUSINESS

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF FINAL AGENDA

V. APPROVAL OF MINUTES

A. Local Planning Agency - March 11, 2025

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

A. REZ20240275; 1011 Third Street

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/ APPROVING WITH CONDITIONS/ DENYING A REZONING OF PROPERTY LOCATED AT 1011 THIRD STREET, FORT MYERS BEACH, FLORIDA (STRAP NUMBER 24-46-23-W3-00202.0060) FROM DOWNTOWN TO RESIDENTIAL PLANNED DEVELOPMENT (RPD) WITH THREE DEVIATIONS: 1) REQUEST TO APPLY PROPERTY DEVELOPMENT REGULATIONS FOR THE DOWNTOWN ZONING DISTRICT, RATHER THAN THE RESIDENTIAL MULTI-FAMILY STANDARDS IN SEC. 34-943 REQUIRING USE OF THE RM DEVELOPMENT REGULATIONS, 2) REDUCTION OF THE REQUIRED 5-FOOT SIDE YARD SETBACKS TO ALLOW FOR DEVELOPMENT ON THE EASTERN PROPERTY LINE and 3) REQUESTING A FLOOR AREA RATIO (FAR) OF 1.7, AN INCREASE OVER THE 1.0 FAR ALLOWED IN SEC. 34-675(C)(3); PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

B. VAR20250027; 726 Estero Boulevard

726 ESTERO BOULEVARD: A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING WITH CONDITIONS VARIANCE 20250027, REQUESTING THREE VARIANCES FROM LDC TABLE 34-3 FOR THE PROPERTY LOCATED AT 726 ESTERO BOULEVARD., GENERALLY REFERED TO AS STRAP NUMBER 24-46-23-W3-00400.007B IN FORT MYERS BEACH, TO VARY FROM REQUIRED STREET SETBACK, REAR SETBACK, AND BUILDING COVERAGE TO BUILD A NEW SINGLE FAMILY STRUCTURE IN THE RM ZONING DISTRICT; AND PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

C. VAR20250048; 1901 Estero

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING VARIANCE APPLICATION 20250027 FOR THE PROPERTY LOCATED AT 1901 ESTERO BLVD., FORT MYERS BEACH (STRAP NUMBER 19-46-24-W4-0090B.0080) FOR THE FOLLOWING 5 VARIANCES: 1) A VARIANCE OF 15 FEET TO ALLOW A FRONT SETBACK OF 25 FEET WHERE 5-10 FEET IS REQUIRED; 2) A VARIANCE OF 5 FEET TO ALLOW A REAR SETBACK OF 20 FEET WHERE 25 FEET IS REQUIRED; 3) A VARIANCE TO BUFFER REQUIREMENTS TO PROPOSE A BETTERMENT PLAN WITHOUT A BOUNDARY WALL; 4) A VARIANCE TO PARKING LOCATION REQUIREMENTS TO ALLOW BACK-OUT PARKING ALONG ESTERO BLVD. AND OHIO AVENUE; AND 5) A VARIANCE TO PARKING AMOUNT REQUIREMENTS FROM 22 REQUIRED PARKING SPACES TO 9 SPACES, FOR A PROPOSED MIXED-USE COMMERCIAL DEVELOPMENT INCLUDING RETAIL AND RESTAURANT USES; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

D. VAR20250056, 2900/2902 Estero Blvd

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING WITH CONDITIONS VARIANCE 20250056, REQUESTING FOUR VARIANCES FOR THE PROPERTY LOCATED AT 2900/2902 ESTERO BLVD., IN THE RM ZONING DISTRICT, AND GENERALLY REFERED TO AS STRAP NUMBER 30-46-24-W2-003M0.0140 IN FORT MYERS BEACH, 1) A VARIANCE OF 5 FEET FROM REQUIRED 25-FOOT STREET SETBACK, IN DIVISION 4. TABLE 34-3, FROM ESTERO BLVD., TO ALLOW A PRIMARY STRUCTURE 20 FEET FROM ESTERO BLVD., 2) A VARIANCE OF 10 FEET FROM THE REQUIRED 25-FOOT STREET SETBACK, IN DIVISION 4. TABLE 34-3, FROM SEAVIEW ST., TO ALLOW A PRIMARY STRUCTURE 15 FEET FROM SEAVIEW ST. 3) A VARIANCE OF 15 FEET FROM THE

REQUIRED ACCESSORY STRUCTURE STREET SETBACK, IN DIVISION 4. TABLE 34-3, TO ALLOW AN AT-GRADE POOL WITHOUT SCREEN ENCLOSURE 10 FEET FROM SEAVIEW ST., 4) A VARIANCE FROM SEC. 34-1174(b) TO ALLOW A POOL CLOSER TO THE STREET THAN THE PRIMARY STRUCTURE; AND PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

RECESS – MEETING WILL RECONVENE AT 1:00 PM

E. Arches Resort CPD

ARCHES COMMERCIAL PLANNED DEVELOPMENT: AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING THE COMMERCIAL PLANNED DEVELOPMENT (CPD) ZONING FOR THE PROPERTIES LOCATED AT 450, 445, 441 & 436 HARBOR COURT, 435 & 438 BONITA STREET, 935, & 939 THIRD STREET, AND 401 OLD SAN CARLOS BLVD., ALSO RESPECTIVELY IDENTIFIED AS STRAP NUMBERS 24-46-23-W3-00027.0000 & 24-46-23-W3-00026.0020, 24-46-23-W3-0030B.0200, 24-46-23-W3-0030B.0190, 24-46-23-W3-0030C.0060, 24-46-23-W3-0030C.0040, 24-46-23-W3-0030A.0110, 24-46-23-W3-0030A.0030, 24-46-23-W3-0030A.0020 & 24-46-23-W3-0030A.0010 FORT MYERS BEACH; PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

F. Comprehensive Plan Amendment- Marina and Mixed Residential FLU to Pedestrian Commercial FLU

ARCHES COMPREHENSIVE PLAN AMENDMENT: AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA AMENDING THE TOWN OF FORT MYERS BEACH ADOPTED FUTURE LAND USE MAP DATED JANUARY 1, 1999, FOR PROPERTIES LOCATED AT 450, 445, 441 & 436 HARBOR COURT, 435 & 438 BONITA STREET ALSO RESPECTIVELY IDENTIFIED AS STRAP NUMBERS 24-46-23-W3-00027.0000 & 24-46-23-W3-00026.0020, 24-46-23-W3-0030B.0200, 24-46-23-W3-0030B.0190, 24-46-23-W3-0030C.0060, 24-46-23-W3-0030C.0040 & 24-46-23-W3-0030A.0110, FORT MYERS BEACH; PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

VIII. RECESS AS LOCAL PLANNING AGENCY / CONVENE AS HISTORIC PRESERVATION BOARD TO APPROVE MINUTES

A. Historic Preservation Board - October 22, 2024

- IX. ADJOURN AS HISTORIC PRESERVATION BOARD / RECONVENE AS LOCAL PLANNING AGENCY**
- X. LPA MEMBERS ITEMS/REPORTS**
- XI. LPA ATTORNEY ITEMS/REPORTS**
- XII. COMMUNITY DEVELOPMENT ITEMS/REPORTS**
- XIII. ITEMS FOR NEXT MONTHS AGENDA**
- XIV. ADJOURNMENT**

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

ONE OR MORE TOWN COUNCIL MEMBERS MAY BE PRESENT AND PARTICIPATE IN THIS MEETING.

IF THE LOCAL PLANNING AGENCY UNANIMOUSLY APPROVES A REQUEST FOR A VARIANCE, EXTENSION OR SATISFACTION OF CONDITIONS, A REQUEST FOR AN ADDITIONAL HEARING BEFORE THE TOWN COUNCIL MAY BE MADE BY ANYONE IF THE REQUEST IS RECEIVED BY THE TOWN CLERK WITHIN 10 BUSINESS DAYS OF THE LOCAL PLANNING AGENCY DECISION PURSUANT TO SEC. 34-232 OF THE LAND DEVELOPMENT CODE.

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE LOCAL PLANNING AGENCY WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED IN ACCORDANCE WITH FLORIDA STATUTE 286.0105.



In accordance with the Americans with Disabilities Act (ADA), persons needing a special accommodation to participate in the Board's proceedings should contact the Town Clerk's Office not later than three days prior to the proceedings. 239-765-0202