



Fort Myers Beach Local Planning Agency

Diamondhead Beach Resort

**2000 Estero Boulevard
Fort Myers Beach, FL 33931**

Agenda

Tuesday, August 12, 2025

9:00 AM

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 - June 10, 2025

VI. PUBLIC COMMENT

VII. PUBLIC HEARINGS

A. DCI 20250181, 138/140 Delmar Ave

AN ORDINANCE OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/APPROVING WITH CONDITIONS/DENYING AN APPLICATION TO REZONE PROPERTY LOCATED AT 138/140 DELMAR AVE, GENERALLY IDENTIFIED AS STRAP NUMBER 19-46-24-W3-0100B.0150 FORT MYERS BEACH FROM RESIDENTIAL CONSERVATION TO RESIDENTIAL PLANNED DEVELOPMENT TO ALLOW CONSTRUCTION OF A TWO-STORY DUPLEX ABOVE FLOOD ELEVATION AND A DEVIATION FROM SECTION 34-638(D)(2) OF THE LAND DEVELOPMENT CODE TO ALLOW A PORCH AND STOOP TO ENCROACH 15-FEET INTO THE 25 FOOT STREET SETBACK WHERE A MAXIMUM ENCROACHMENT OF 10 FEET IS PERMITTED FOR ACCESSORY USES; PROVIDING FOR CLARIFICATION AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

B. SEZ20250149, 4750 Estero Blvd

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FORT MYERS BEACH, FLORIDA APPROVING/ APPROVING WITH CONDITIONS/DENYING SPECIAL EXCEPTION SEZ20250149 TO ALLOW LIKE-TO-LIKE REPLACEMENT OF TWO TIKI HUTS, DECKING, FENCE, GRAVEL DRIVEWAY AND LANDSCAPING IN THE EC ZONING

DISTRICT SEAWARD OF 1978 CCCL, FOR THE PROPERTY LOCATED AT 4750 ESTERO BOULEVARD, FORT MYERS BEACH, FLORIDA; PROVIDING FOR SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

C. VAR20250170, 202 Crescent Street

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING VARIANCE 20250170, REQUESTING TWO VARIANCES FROM LDC TABLE 34-3 FOR THE PROPERTY LOCATED AT 202 CRESCENT STREET, GENERALLY REFERED TO AS STRAP NUMBER 19-46-24-W4-0150E.0090 IN FORT MYERS BEACH, TO VARY 7.1 FEET FROM REQUIRED 10 FOOT SIDE SETBACK AND TO VARY 15 FEET FROM THE REQUIRED 25 FOOT WATERBODY SETBACK TO ELEVATE THE EXISTING SINGLE-FAMILY RESIDENCE 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.

D. VAR20250136, 211 Ostego Drive

A RESOLUTION OF THE LOCAL PLANNING AGENCY OF THE TOWN OF FORT MYERS BEACH FLORIDA RECOMMENDING APPROVING/ APPROVING WITH CONDITIONS/ DENYING VARIANCE VAR20250136, REQUESTING: 1) VARIANCE FROM LDC SECTION 34-638(D)(6), WHICH REQUIRES ACCESSORY STRUCTURES ON CORNER LOTS TO PROVIDE A MINIMUM OF 15 FEET SIDE STREET SETBACK FOR CORNER LOTS WITH WIDTH FROM 50 FEET TO 75 FEET; AND 2)VARIANCE FROM LDC 34-1174(b) TO ALLOW AN ACCESSORY STRUCTURE INCLUDING POOL, CLOSER TO SIDE STREET RIGHT-OF-WAY LINE THAN THE PRINCIPAL BUILDING IN THE RC ZONING DISTRICT, FOR THE PROPERTY LOCATED AT 211 OSTEGO DRIVE; PROVIDING FOR CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

E. VAR20250089, 21541 Widgeon Terrace

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING VARIANCE 20250089, REQUESTING A VARIANCE FROM LDC SECTION 34-638(3)d FOR THE PROPERTY LOCATED AT 21541 WIDGEON TERRACE GENERALLY REFERED TO AS STRAP NUMBER 34-46-24-W1-00001.0010 IN FORT MYERS BEACH, TO VARY UP TO 11.87 FEET FROM REQUIRED 25 FOOT WATER BODY SETBACK TO BUILD A NEW POOL AND SPA STRUCTURE IN THE RC ZONING DISTRICT; AND PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

F. VAR20250075, 5236 Estero Blvd

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING VARIANCE APPLICATION 20250075 FOR THE PROPERTY LOCATED AT 5236 ESTERO BLVD., FORT MYERS BEACH (STRAP NUMBER 33-46-24-W1-00206.0280) FOR THE FOLLOWING 3 VARIANCES: 1) A VARIANCE OF 5 FEET TO ALLOW A FRONT SETBACK OF 20 FEET WHERE 25 FEET IS REQUIRED; 2) A VARIANCE OF 15.4% BUILDING COVERAGE TO ALLOW 55.4% BUILDING COVERAGE WHERE 40% ALLOWED; 3) A VARIANCE OF 6.3% IMPERVIOUS SURFACE AREA TO ALLOW 73.3% IMPERVIOUS SURFACE WHERE 67% IS THE MAXIMUM ALLOWED, FOR A SINGLE-FAMILY HOME; PROVIDING FOR OTHER CLARIFICATIONS AS NECESSARY; PROVIDING FOR CONFLICTS OF LAW, SCRIVENER'S ERRORS, SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

G. VAR20250146, 452 Estero Variance

A RESOLUTION OF THE FORT MYERS BEACH LOCAL PLANNING AGENCY APPROVING/APPROVING WITH CONDITIONS/DENYING VARIANCE 20250146, REQUESTING A VARIANCES FROM LDC SECTION 34 TABLE 34-3 FOR THE PROPERTY LOCATED AT 452 ESTERO BOULEVARD GENERALLY REFERED TO AS STRAP NUMBER 24-46-23-W1-0060D.025F IN FORT MYERS BEACH, TO VARY 15 FEET FROM REQUIRED 25 FOOT FRONT STREET SETBACK AND 12 FEET FROM THE REQUIRED REAR SETBACK TO BUILD A NEW SINGLE-FAMILY HOME 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.

VIII. ADMINISTRATIVE AGENDA

IX. LPA MEMBERS ITEMS/REPORTS

X. LPA ATTORNEY ITEMS/REPORTS

XI. COMMUNITY DEVELOPMENT ITEMS/REPORTS

XII. ITEMS FOR NEXT MONTHS AGENDA

XIII. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

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