Fort Myers Beach Management & Planning Session

Town Hall Council Chambers
6231 Estero Boulevard
Fort Myers Beach, FL 33931

Agenda **Wednesday, December 3, 2025** **9:00 AM**

ORDER OF BUSINESS

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ITEMS FOR DISCUSSION

A. PRESENTATION: Metro Forecasting Models, LLC
Draft Fort Myers Beach Interactive Growth Model results and findings.

B. PRESENTATION: J.R. Evans Engineering
Wave Mitigation Wall / CLOMR Process Results and the affect to new structures within the Times Square area.

IV. AGENDA MANAGEMENT

A. December 2025

V. ADJOURNMENT

NOTE: THIS MEETING IS STREAMED LIVE ON YOUTUBE.

IF A PERSON DECIDES TO APPEAL A DECISION MADE BY THE COUNCIL IN ANY MATTER CONSIDERED AT THIS MEETING/HEARING, SUCH PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, TO INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH ANY SUCH APPEAL IS TO BE BASED.

	**For special accommodation, please notify the Town Clerk's Office at least 72 hours in advance. (239) 765-0202**

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.

Town of Fort Myers Beach
Agenda Item Summary

Green Sheet Number: **2026-156**

1. **Request:**

Meeting Date: December 3, 2025

Draft Fort Myers Beach Interactive Growth Model results and findings.

Why the action is necessary:

What the action accomplishes:

2. **Agenda:**
ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

Attachments:
1. DRAFT update IGM Report October 2025 FMB 10-25-25

Financial Impact:

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

_____ Date: November 24, 2025
nancy stuparich, Town Attorney

_____ Date: November 25, 2025
Amy Baker, Town Clerk

_____ Date: November 25, 2025
William McKannay, Town Manager

FORT MYERS BEACH INTERACTIVE GROWTH MODEL®

2025 Results and Findings

October 2025

METRO FORECASTING MODELS
MFM
Precise Data | Expert Analytics | Optimal Solutions

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Introduction

In 2025, the Town of Fort Myers Beach engaged Metro Forecasting Models, LLC (MFM) to develop the Fort Myers Beach Interactive Growth Model (FMBIGM). This report is derived from a comprehensive analysis of multiple parcel-level databases spanning from 2019 through August 2025. The primary objective of creating the FMBIGM was to support the Town in evaluating future changes in permanent, seasonal, and transient populations. Incorporating the most accurate data available—including spatial demographics, detailed parcel ownership research, and hotel room inventories—this report provides an informed basis for strategic decision-making.

The study details spatial modelling related to the Town's development patterns and land use transformations over time. By analyzing current and historical land uses, the report aims to assess the area's realistic growth capacity and supply essential data for capital improvement prioritization, transportation planning, and long-term strategy development.

The forecast utilizes decades of census history alongside buildout potential to generate a distinct growth trajectory for the study area. Results are presented annually through 2030, including projections for full buildout. The FMBIGM employs sophisticated algorithms to project residential development, allocating growth to locations with the highest likelihood for expansion over time. Forecasts are further broken down across 25 spatial Traffic Analysis Zones (TAZs).

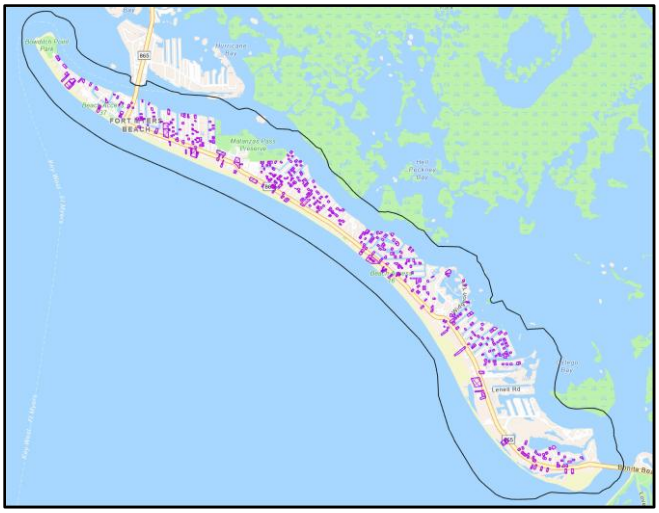
Metro Forecasting Models maintains the FMBIGM in close collaboration with Town staff, ensuring zone-level housing and population forecasts remain up-to-date and relevant. MFM offers expert assistance in interpreting these data and facilitating clear communication.

Key Findings

- Hurricane Ian resulted in the destruction of approximately 43% of single-family homes, 10% of multifamily units, and rendered 55% of multifamily units temporarily uninhabitable due to damage.
- Around 24% of housing units benefit from homestead exemptions, typically indicating full-time resident occupancy. An increase in homesteaded units is correlated with growth in the Town's permanent population.
- Non-homesteaded properties are predominantly utilized as short-term rentals for seasonal visitors, although a minority are occupied by year-round residents.
- As permanent population numbers rise, the viability of professional services—including medical, legal, and financial sectors—is enhanced.
- Attracting additional permanent residents is integral to the continued stability and longevity of both the municipal government and the broader community.

Growth Trends Since Hurricane Ian

When Hurricane Ian made landfall in September 2022, its unprecedented storm surge, wind, and flooding impacted every resident and business on the island. The broad effects span from destroyed homes and displaced families to challenges in rebuilding and reshaping the community's future and tourism. The map to the right shows the damage structures from the storm in purple.



Town of Fort Myers Beach, Florida

The number of single family homes and older single story multifamily structures declined dramatically with nearly half of them disappearing from pre-Ian to the summer of 2025. Multifamily housing units consisting of mainly condominiums were also damaged or destroyed but to a much less extent than the single family homes. Today, records show there are 1,420 single family homes available for occupancy with another 250 homes in a state of repair or reconstruction.

Because single-family homes are often the basic building blocks of neighborhoods, losing many of them can shred the social fabric: fewer families, fewer children, fewer familiar faces, and less cohesion.

Pre-Ian there were nearly 6,130 multifamily units on the island. Based on state records, more than 600 multifamily units were destroyed or (eventually) demolished as a result of the storm. Yet that data point does not account for over 4,000 units that were significantly damaged, leaving only 2,130 units available for occupancy or use by the owners. By April 2025, there were approximately 3,500 (2,600 less than pre-Ian) multifamily units available for occupancy in the Town. Based on specific research by MFM, approximately 2,000 units that were damaged by Ian will be back in use before the end of 2027 if not sooner.

Commercial development/structures, hotels/motels in particular were also severely affected. Prior to Ian, the Town had nearly 2,400 hotel rooms. MFM estimates 1,200 motel/hotel rooms were damaged or destroyed by Ian. The completion of the Margaritaville Beach Resort in late 2023 added 254 new rooms and has greatly helped the economy of the Town, its residents and businesses. It has also provided new employment opportunities when they were greatly needed. MFM research shows there are 1,484 rooms available for rent as of the summer of 2025. There are approximately 200 hotel rooms that will be repaired and available for use by late 2026 or early 2027.

In 2022, the Town of Fort Myers Beach had approximately 520,000 square feet of good and services, excluding hotels. In the summer of 2025, the Town has about 190,000 less useable building area at 330,000 square feet. The referenced commercial building areas intentionally exclude hotels. To be clear the 330,000 square feet includes structures that are still being renovated post Ian but are expected to return to commercial activities by 2027.

Commercial uses that serve full-time residents, seasonal residents and tourists are likely to increase as more single and multifamily units are ready for occupancy. The 2025-26 season is likely to be pivotal for the Town with increased tourism and more full-time residents return to the island. The ultimate makeup of the town's population is still unfolding and could return to more full-time residents or emerge as a defined destination location for tourists and visitors.

Fiscal Impacts and Recovery from Ian

With fewer homes and businesses, the assessed and taxable base shrank, reducing funds available for municipal services, emergency services, and recovery planning. The taxable value of housing units pre-Ian was $3.692 billion compared to the taxable value in 2023 of $1.69 billion, a $2 billion dollar loss of value from housing units alone. In the summer of 2025 the taxable value of housing units climbed to more than $3 billion, just 20% shy of pre-Ian valuations.

Similarly, hotel pre-Ian taxable value of $398 million shrank to $193 million in 2023. By summer of 2025, the taxable value of all hotels rebounded to $320 million. Approximately 200 hotel rooms remain out of service as a result of storm damage. However, it is anticipated that an additional $10–$15 million in taxable value will be restored by the end of 2026 as these rooms are brought back into operation.

FMB Population Composition

Fort Myers Beach experiences significant population fluctuations throughout the year due to its mix of permanent residents, seasonal residents (or “snowbirds”), and transient visitors (tourists and short-term renters). These variations have important implications for town services, infrastructure, and economic planning. Note, daily visitors from surrounding communities are not included in the population analysis.

Permanent Residents

The permanent population represents individuals who live on Fort Myers Beach year-round and are counted in the official Census population.

- This group forms the core community — homeowners, workers, and families who rely on local services year-round.
- Following Hurricane Ian in 2022, the number of full-time residents declined temporarily due to property damage and displacement.
- As housing reconstruction progresses, this population is gradually recovering, though still below pre-storm levels.
- Permanent residents drive the demand for consistent services such as public safety, waste management, and utilities even in the off-season.

Seasonal Residents

Seasonal residents are typically part-time homeowners, often retirees or long-term visitors, who spend several months on the island — usually from November through April.

- During the winter months, this population can double or even triple the number of people on the island.
- These residents contribute significantly to the local economy, supporting restaurants, retail, and entertainment.
- However, their seasonal presence creates fluctuating demands for services — for example, higher utility usage, increased traffic, and more strain on parking and beach access in peak season.

Transient Visitors

The third and most variable group consists of transient visitors — tourists, hotel guests, and short-term renters.

- These visitors may stay a few days to a few weeks and represent the largest spikes in population during holidays, spring break, and peak tourism months.
- The transient population can sometimes make the island feel three to four times more populated than the permanent count.
- This group is critical to local revenue generation, particularly through bed taxes, resort taxes, and local business spending, but also requires additional services such as law enforcement presence, traffic management, and beach maintenance.

Combined Impact

Overall, the population of Fort Myers Beach can shift from a few thousand permanent residents in the off-season to tens of thousands of people on the island during peak months.

- This wide fluctuation affects infrastructure planning, emergency management, and budgeting.
- For example, the Town must maintain sufficient capacity for peak-season demands while remaining financially sustainable during off-season periods.
- Post-Hurricane Ian recovery and redevelopment are also reshaping these patterns, as housing availability and lodging rebuilds influence who can return and when.

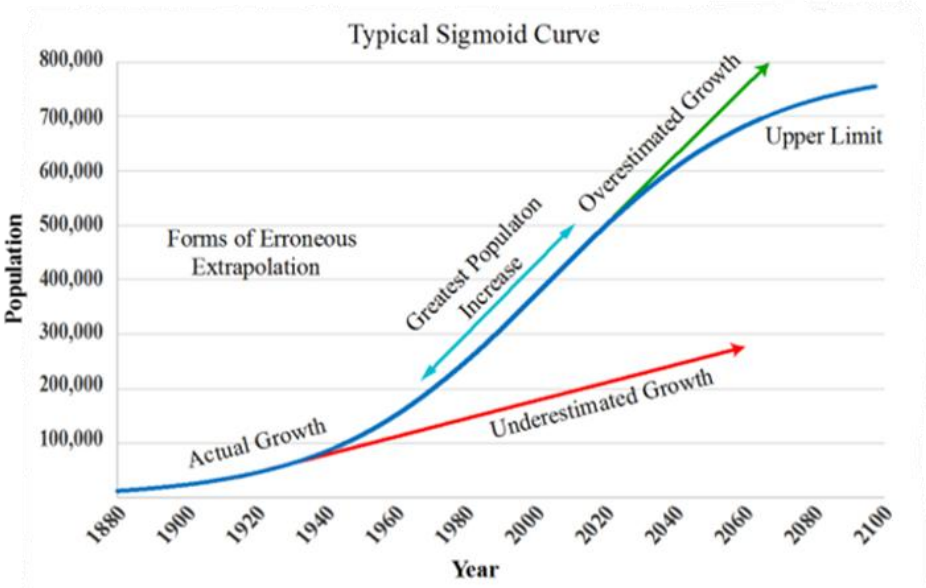
Summary

- Permanent residents provide stability and year-round continuity.
- Seasonal residents bring a large but predictable surge in winter months.
- Transient visitors create shorter, high-impact waves of activity that fuel the economy.

Understanding and planning for these distinct groups allows Fort Myers Beach to balance economic vitality with livability, ensuring the Town's infrastructure, housing, and services can meet the needs of all residents and visitors.

Population Forecast

Population growth and development are complex and for the Town of Fort Myers Beach, this is especially true. There are a multitude of variables that can influence growth, such as socioeconomic factors, demographics, and land use policies/ regulations. Recent historic growth is only a single datapoint of how the population will increase in the future. Destinations, including beach towns do not grow consistently through time.



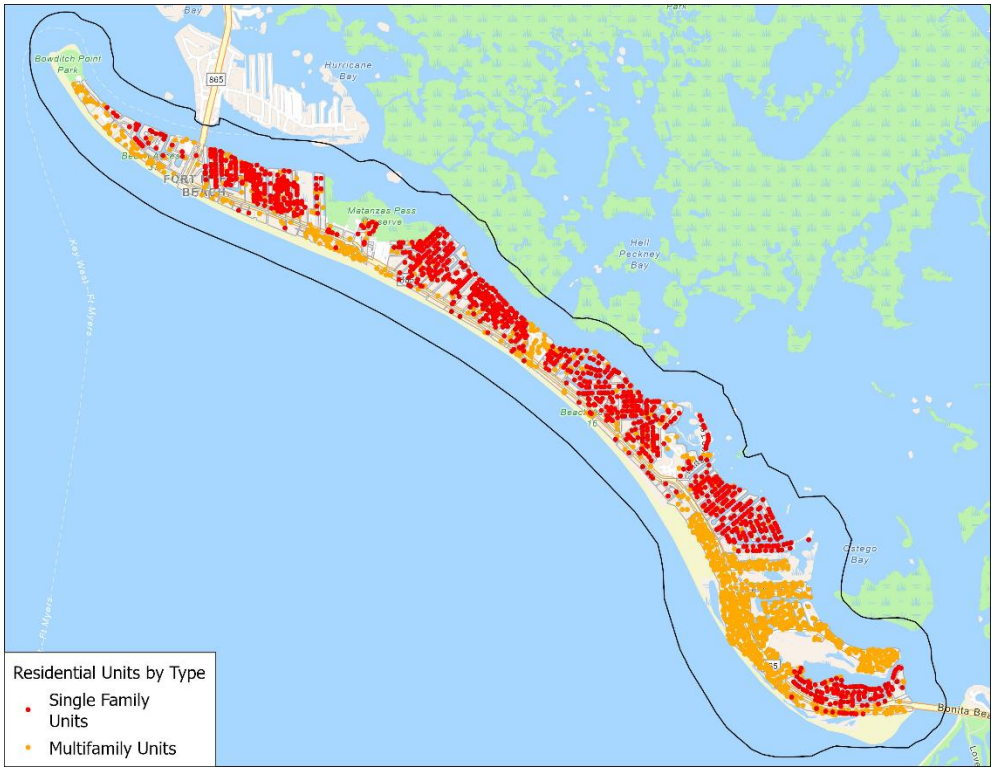
Example Population Growth Curve: Linear Projections vs. Non-Linear Regression

The graphic above shows how in places where growth is just beginning, linear projections (in red) would miss the mark, underestimate growth and failing to plan for the community's needs. In more developed communities, linear projections overestimate growth (in green) and can cause millions of dollars in ambitious yet unnecessary infrastructure development. The IGM uses non-linear regression to connect the Baseline and Buildout conditions and determine the future growth potential based on the study area's unique development characteristics.

For the Baseline analysis, the number of housing units was verified by comparing Lee County Property Appraiser parcel datasets to other known sources of information, including: the 2020 Census, GIS address points, permit data, aerial photography and parcel-specific research. The property appraiser data was organized to produce a 2025 Baseline inventory of housing by type: single family and multifamily.

Analysis of the existing housing inventory in 2025 (Baseline housing) indicates the trend of new single family housing construction has been strong in the years since hurricane Ian. Many multifamily structures experienced varying degrees of damage ranging from mild to severe. The multifamily structures were inventoried to identify ones that are occupied (as of August 2025) and those that are damaged but expected to available for occupancy in the foreseeable future.

The map below shows the distribution of single family homes versus multifamily units throughout the town. Note the beach side of the island and southern portion of the island are dominated by multifamily units and the bay side is dominated by single family homes.



To assess the future Buildout condition for the town, vacant parcels and parcels with severely damaged structures were analyzed for their future development potential. Two scenarios of Buildout were developed for this study.

The first scenario assumes that previously developed parcels would be redeveloped with the same uses and intensities/densities that existed pre-Ian. The exception to this approach is where the Town Council has approved new uses or intensities/densities for specific parcels therefore these were included in both scenarios. In the “build back” scenario there are approximately 2,600 single family homes, 6,200 multifamily units and nearly 3,000 hotel rooms.

The second scenario is assumed single family lots/parcels would have new homes constructed but vacant non-residential parcels would be developed with higher intensities/densities. This second scenario is intended to provide an alternative view of what the future could hold in terms of taller and more dense development. In the “intensive” scenario there are approximately 2,600 single family homes, 6,600 multifamily units and over 3,100 hotel rooms.

Permanent Population Forecast

The traditional approach to forecast permanent population is to apply spatial demographics to the number of housing units as they increase over time. Fort Myers Beach's population composition is complex as previously discussed in this report. Below is a Table showing the housing units presently available for occupancy and the resulting population based on spatial demographics.

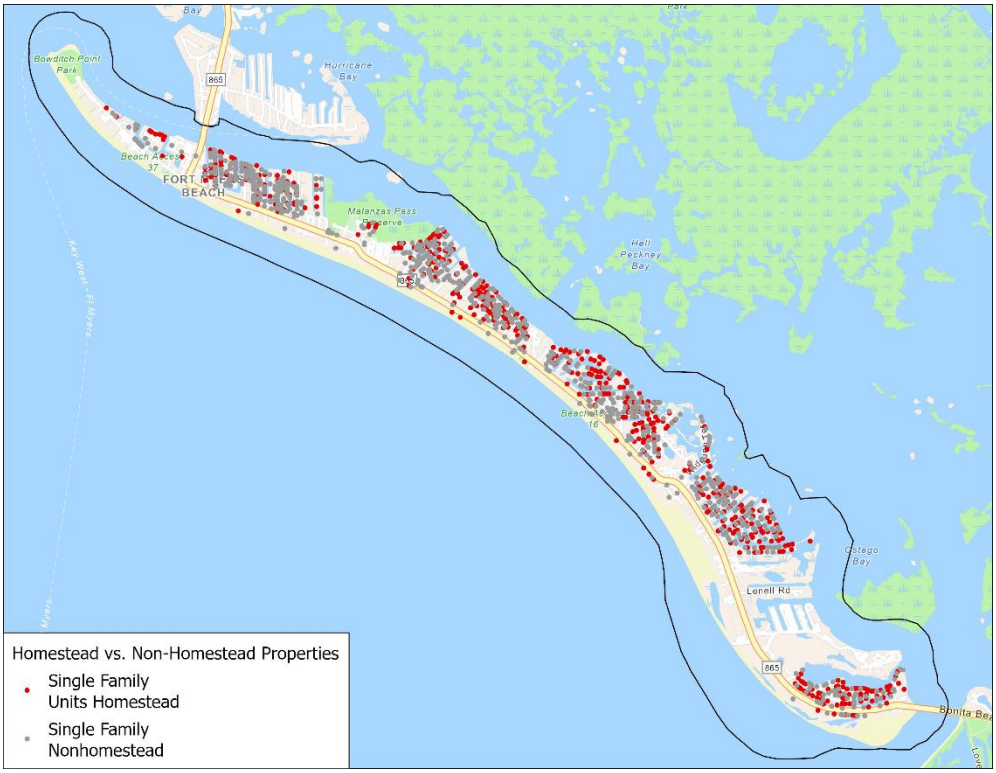
Year	Total Housing Units	Population (Census Demographics)	Displaced Population (due to Ian)	Total Population (non-seasonal)
2025	4,941	3,517	1,264	4,781
2026	6,223	4,262	519	4,781
2027	7,181	4,781	0	4,781
2028	7,303	4,886	0	4,886
2029	7,402	4,976	0	4,976
2030	7,634	5,192	0	5,192
2035	*8,085*	*5,552*	0	*5,552*
2040	*8,236*	*5,674*	0	*5,674*

The table shows the permanent population based on a demographic approach. The inventory of multifamily developments/projects that are not yet occupied were placed back into service between 2025 and 2027. The population associated with the units not yet occupied or available for rent were modeled as "Displaced Population" to show how the population will return as remodeling and reconstruction is completed. This table intentionally excludes short term seasonal residents and visitors.

To learn more about how various homes and multifamily units may be occupied, at least historically, homestead data for housing units was analyzed both pre-Ian and 2024 records. The homestead analysis showed that approximately 24% of housing units are homesteaded and 76% are not.

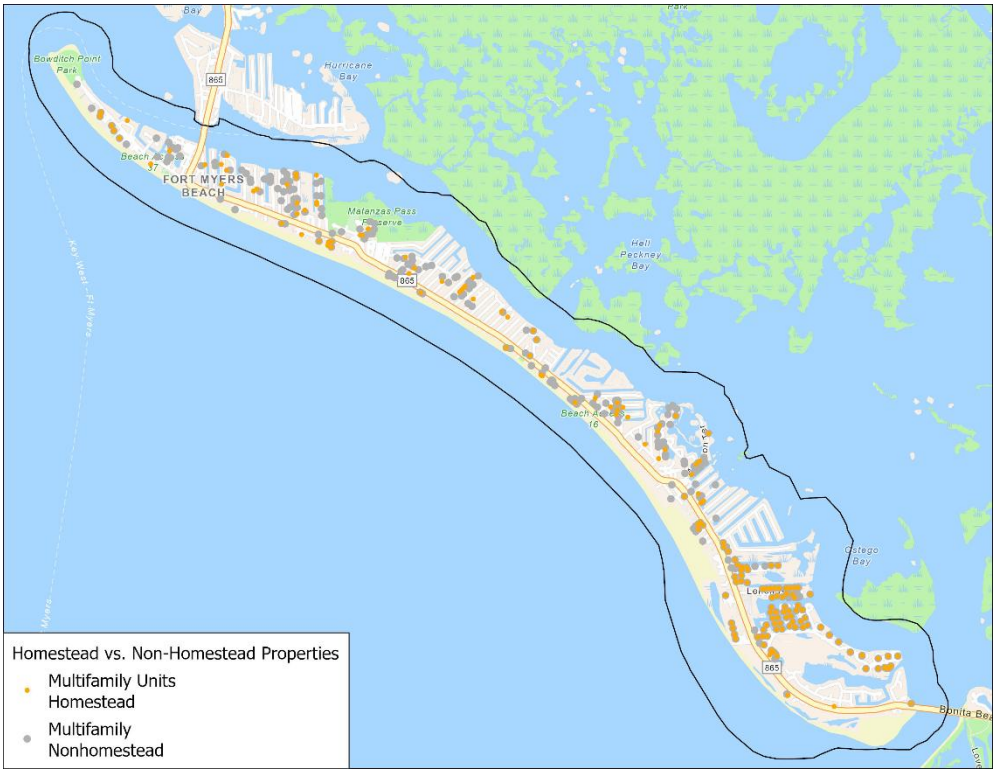
The population composition correlates well with housing units (homes and condominiums) and their homestead exemption status. To qualify for a homestead exemption in Florida, the unit must be a primary residence where the owner lives more than six months during the year. Therefore, homesteaded housing units are where the permanent population resides. Non-homesteaded units can also be occupied by full-time residents that rent from the property owner.

The map below shows the distribution of homesteaded single family homes (red dots) versus non-homesteaded homes (grey dots). Two observations from the map are that about half of the homes on the beach are homesteaded compared to non-homesteaded and the neighborhoods in the south and mid island have the greatest concentration of homesteaded homes and full-time residents. Another observation is the vast majority of homes near the Matanzas Pass Bridge are non-homesteaded and therefore occupied seasonally.



The census estimates there are approximately 291 housing units rented to full-time residents. As of September 2025, Realtor.com showed less than 20 vacant units were available for annal rent. The vast majority of non-homesteaded units are likely used by their owners for a period of less than six months and then either remain vacant for rented periodically to visitors to help offset ownership costs.

The next map shows most multifamily units are not homesteaded. The exception is in the south portion of the island on the bay side appears to be predominantly homesteaded and likely occupied by full-time residents.



Seasonal Population Forecast

Seasonal residents and visitors are an important part of Fort Myers Beach's economy and revenues. The main two components of seasonal population are those that rent housing units for a few nights to months called seasonal residents and visitors that stay in hotel/motel rooms for generally short periods that are referred to as transient population.

Transient population is estimated by assigning two visitors per available room. This approach is conservative in that it uses every room (no vacancy) which is rare and is not likely to overestimate this cohort. Seasonal residents are estimated by applying a factor to the number of bedrooms in non-homesteaded single family and multifamily units.

Research was conducted to quantify the number of bedrooms in the non-homesteaded housing units. When the existing non-homesteaded units were examined, it was noted that single family homes constructed since 2020 had more bedrooms, approximately 3.5 on average than older homes that averaged just over 2 bedrooms. To be clear, actual bedrooms are used for existing homes and future single family homes are projected to have 3.5 bedrooms on average.

The research on multifamily units showed that they too also have a bit more than 2 bedrooms as was found with older single family homes. Recent proposals for future multifamily condominiums show a trend of being larger than the traditional and therefore future multifamily units are projected to have 2.5 bedrooms on average.

The seasonal population fluctuates from the varying durations visitors and seasonal residents spend on this island. The population starts to increase as summer temperatures become more mild and northern states enter their fall seasons. The beginning months and trailing months are called the "shoulder" season and central months of tourists season are called "peak" season e.g. spring break months for college students.

The shoulder seasonal population represents the portion of seasonal population that lives in the town from November/December through May/June. During these periods, the number of occupied non-homesteaded housing units are modeled using spatial seasonal census data which averages out to 55% occupancy. The transient population is adjusted to 75% occupancy for the shoulder season.

The peak season occurs during the period from March through the Easter holiday and a few days of the year such as the July 4th holiday and New Year's Eve. The transient population is modeled after no vacancies and 2 visitors per room.

The table below presents a summary of non-homesteaded housing units and estimates of the shoulder seasonal population, peak seasonal and peak transient populations.

Year	Non-Homestead Units	Sholder Seasonal Population	Peak Seasonal Population	Transient Population
2025	3,611	4,730	8,958	2,968
2026	4,702	7,028	12,903	3,534
2027	5,542	8,487	15,154	3,932
2028	5,613	8,991	16,152	4,110
2029	5,671	9,105	16,397	4,410
2030	5,840	9,396	17,025	4,410
2035	*6,147*	*10,040*	*18,298*	*5,142*
2040	*6,245*	*10,216*	*18,651*	*5,142*

Note the rapid increase in the non-homesteaded housing units and various seasonal populations from 2025 through 2027. This is due to the rehabilitation/reconstruction of existing condominium units and hotel rooms. The actual rejuvenation of condo units and hotel rooms may prove to be more robust than projected.

The table below shows the total shoulder seasonal population made up of permanent, shoulder seasonal and transient visitors.

Year	Permanent Population	Sholder Seasonal Population	Transient Population	Total Sholder Seasonal Population
2025	3,517	4,730	2,226	10,473
2026	4,262	7,028	2,651	13,941
2027	4,781	8,487	2,949	16,217
2028	4,886	8,991	3,083	16,960
2029	4,976	9,105	3,308	17,389
2030	5,192	9,396	3,308	17,896
2035	5,552	10,040	3,857	19,449
2040	5,674	10,216	3,857	19,747

In just 15 years, from 2025-2040, the shoulder seasonal population is expected to double from 10,000 to about 20,000. This rapid increase will provide much needed spending at Town businesses and employment opportunities for residents looking for work. The increase will also bring challenges for public safety, fire and law enforcement, response times due to congestion on Estero Boulevard.

The table below summarizes the total peak seasonal population made up of permanent, peak seasonal and transient visitors.

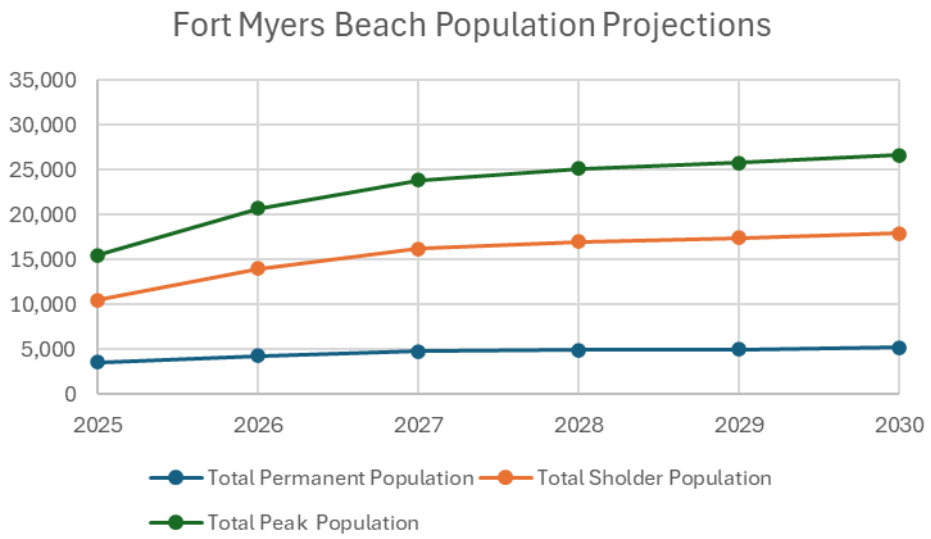
Year	Permanent Population	Peak Seasonal Population	Transient Population	Total Peak Seasonal Population
2025	3,517	8,958	2,968	15,443
2026	4,262	12,903	3,534	20,699
2027	4,781	15,154	3,932	23,867
2028	4,886	16,152	4,110	25,148
2029	4,976	16,397	4,410	25,783
2030	5,192	17,025	4,410	26,627
2035	5,552	18,298	5,142	28,992
2040	5,674	18,651	5,142	29,467

As with the shoulder season population, the peak seasonal population is anticipated to also double by 2040. The “brief” surge of peak season will likely stretch the Town’s consumer resources including parking, grocery shopping and dining. Infrastructure capacity will also be stretched.

The table below shows all three population totals for permanent, should season and peak season populations that Fort Myers Beach experience throughout the year.

Year	Total Permanent Population	Total Sholder Population	Total Peak Population
2025	3,517	10,473	15,443
2026	4,262	13,941	20,699
2027	4,781	16,217	23,867
2028	4,886	16,960	25,148
2029	4,976	17,389	25,783
2030	5,192	17,896	26,627
2035	5,552	19,449	28,992
2040	5,674	19,747	29,467

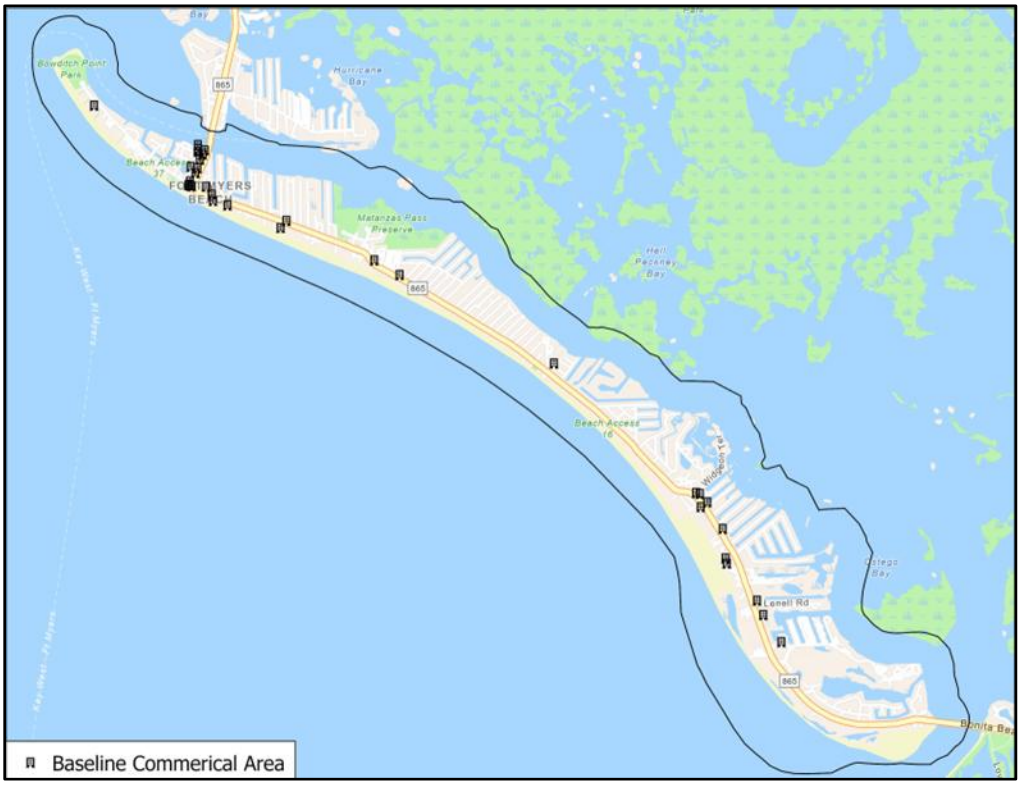
The graph below shows how the various populations are anticipated to increase through 2030. Note that much of the rapid increase through 2027 results from existing beach condominiums and hotels returning to full occupancy as the recovery from Ian continues. New single family construction is also projected to be strong for the next 2-5 years.



Commercial Land Use Analysis

Fort Myers Beach had 518,000 square feet of commercial building space (excluding hotels) prior to Ian's landfall. After severely damaged structures were demolished in the months following the storm, Metro Forecasting estimates the remaining commercial building area was 293,000 square feet. With the completion of the Margaritaville Resort's commercial spaces in late 2023 and major repairs of other damaged businesses, the Town has approximately 370,000 square feet of building area as of August of 2025.

The map below shows locations of existing commercial buildings throughout the Town. Note that mid-Island where more homesteaded single family homes are located has very little commercial goods and services.



Destination locations, including beach towns, not only provide goods and services for residents but the seasonal visitors and tourists as well. Metro Forecasting has historic parcel data for Florida coastal counties and their political subdivisions. The data was originally sourced to analyze populations, quantify commercial building area, demographics and socioeconomic data for the 2050 Long Range Transportation Planning.

First, beach towns that are also barrier islands were selected for specific research. Then their respective pre-Ian populations and commercial building areas were identified for analysis. As part of the analysis, detailed review of aerial photography was also conducted to better understand why some towns have higher or lower per capita supplies of commercial uses. For example, Longboat Key has excellent access to large retail centers just a mile from the island lessening the need for on-island retail services.

The table below shows the research data and analysis of commercial building area on a per capita basis to illustrate how much commercial services can be supported by a typical beach town in southwest Florida.

2022 Pre-Ian Commercial Supply and Population Data

Florida Beach Town	Permanent Population	Commercial Space	Per Capita Building Supply
Fort Myers Beach	5,453	518,098	95
Longboat Key	6,686	382,991	57
Ann Maria	1,042	116,465	112
Holmes Beach	2,963	412,977	139
Brandenton Beach	895	94,965	106
Average			90

Historically, Fort Myers Beach can support 95 square feet of goods and services on a per capita basis. Prior to Ian, some locally owned and operated businesses on the island would often close for 1-3 months during the mid to late summer due to a lack of business. It is too soon to tell how many of these shops and restaurants will return.

The 2026 season (January-May) should be a good indicator of their return or not. This statement is based on touring the historic business and trade areas of the island. The buildings where local businesses were tenants are quickly completing their construction activities and will be available for leasing/occupancy in the next few months.

One of the challenges of operating businesses and professional services on the island is the lack of full-time residents who consume/purchase goods and services year around. Evidence exists that residents would like to see businesses that offer personal and professional services. These services include hair and nail salons, dry goods/hardware, urgent care medical clinics, dentistry, mental health practice, general attorney, veterinarian, and banking.

There are three main factors limiting the town's ability to attract and keep these types of services. The first is a stable customer base large enough to economically support the business and use of its services. The second factor is a location that is easily accessible by the public, large enough to accommodate the inventory, materials and equipment to provide the services. The third factor is a combination of operating costs and risk of loss.

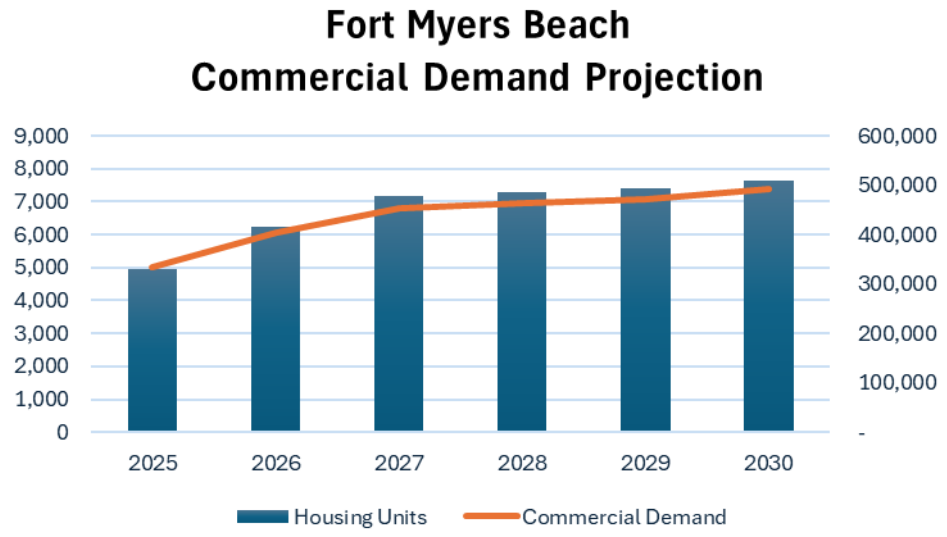
All things being equal, a location without affordable rent for businesses is a non-starter. When the (market rate) rent is affordable, if the risk of loss due to storm damage or theft is too high to mitigate (insurance etc) that may also cause service providers to choose off-island locations.

A hypothetical solution for the Town and its residents to bridge the gap between demand and supply of desired services is to identify a modest property and/or buildings that are owned or controlled by the Town. In this hypothetical example, the rent for use of the property/facilities would cover the operating costs and perhaps generate positive cash flow. This would allow the town to attract service providers that would otherwise not take on the business risk of operating in a highly seasonal location known for storms and a low population for several months per year. This business model would compete directly with private and corporate landlords.

An alternative solution would be to allow for more intensive commercial or mixed-use projects with a requirement to perpetually dedicate a fractional portion of the project on its lowest level at a reduced rate for a list of uses deemed essential for permanent residents. This would allow the private market to provide the building space needed to accommodate uses the town would otherwise likely not be able to attract.

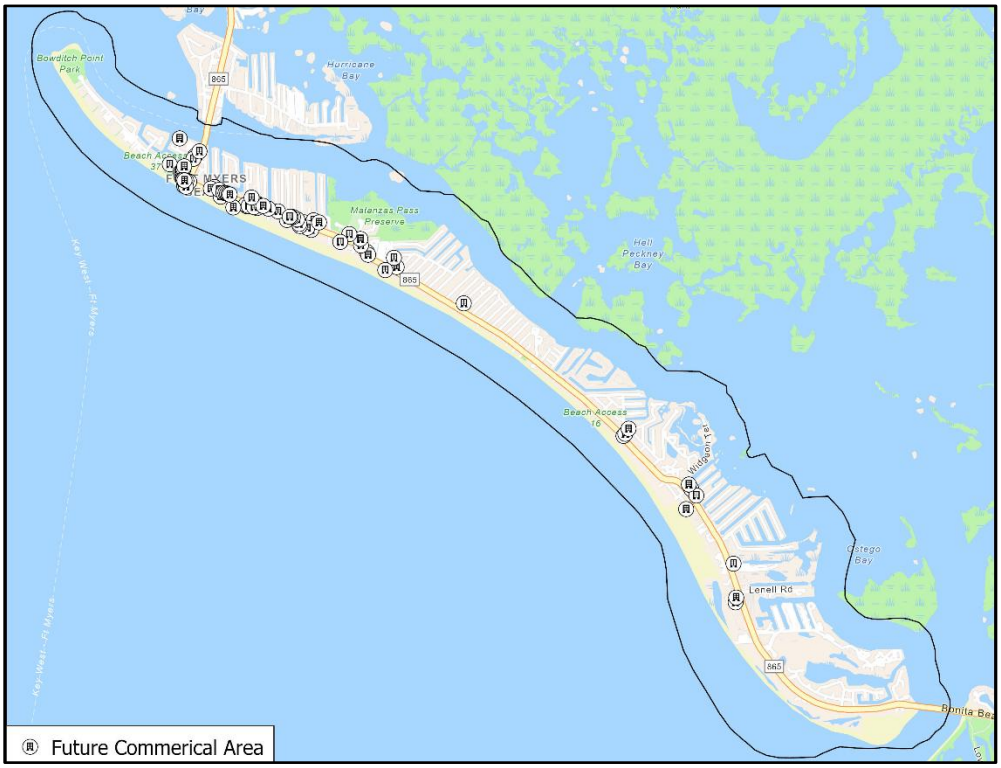
Future Demand for Commercial Uses

As single family homes and multifamily units come back online through 2030 the demand for commercial services is expected to increase significantly. The chart below shows how the demand for commercial goods and services is anticipated to grow as more housing units are refurbished or reconstructed.



The projected demand by 2030 includes the needs for permanent residents and seasonal residents/visitors. The initial uses to return as soon as the 2026 season are anticipated to be tourism related including restaurants and shops near and within Times Square.

Below is a map showing where future commercial buildings or mixed use projects may eventually be developed.



Effective urban planning is fundamental to ensuring a high quality of life for future residents. A comprehensive evaluation of trip lengths and traffic patterns is essential to minimize congestion and promote sustainable development. Land use planning serves as a vital instrument in this context, facilitating the strategic allocation of land resources to support community growth. Even when an adequate supply of vacant land exists, it is crucial to reserve sufficient contiguous parcels for commercial centers.

These centers should be designed to encourage consumers to visit multiple businesses within a single trip, thereby reducing the need for unnecessary travel. Inadequate land availability for commercial development can lead to inefficient land use, resulting in increased vehicle trips and heightened congestion, particularly along key corridors such as Estero Boulevard. Therefore, careful consideration must be given to the location and scale of future commercial centers, aligning them with projected community needs and ensuring they are accessible and well-integrated within the urban fabric.

Findings & Recommendations

The Town of Fort Myers Beach has made significant progress in its recovery efforts following Hurricane Ian's landfall in September 2022. Older single-family homes and multifamily projects experienced greater susceptibility to storm-related damage compared to more recently constructed properties. The rate of single-family home construction has increased by three to four times on average relative to pre-Ian levels, contributing substantially to the restoration of housing inventory. Approximately 2,000 existing multifamily units have returned to availability, with an additional 2,000 anticipated to be refurbished and ready for occupancy by the 2027 season. As new residences are completed and multifamily units resume functionality, taxable property values are projected to rise by 20% within the next 12 to 24 months.

In 2025, there will be nearly 900 fewer available hotel rooms than were present in 2022. Consultations with hotel owners indicate that 200 additional rooms are expected to become available by 2027. Furthermore, as projects with approved hotel entitlements proceed to the construction phase, an estimated 1,300 rooms will gradually be added to the supply over the subsequent five to ten years.

Commercial retailers and service providers were significantly impacted by Hurricane Ian, experiencing catastrophic damage to business premises and a reduction in consumer base. Reconstruction has commenced for structures that withstood the storm surge and high winds; however, new commercial development has progressed cautiously due to reduced numbers of residents and visitors. The reinstatement of 2,000 multifamily units over the past year, along with another 2,000 poised to return to use, is expected to notably increase both permanent and seasonal population in 2026 and 2027. This growth will likely stimulate further commercial construction and development activities to accommodate rising demand for goods and services.

Future developments in Fort Myers Beach remain subject to change. Although many properties possess existing development rights, considerable opportunities persist to influence the Town’s residential and commercial landscape. Incentive programs may be utilized to align proposed development projects with the Town’s strategic vision.

Key observations from this study include:

- Short-term population growth is forecasted to be strong, driven by the re-occupancy of thousands of multifamily units by residents and visitors.
- Ad valorem tax revenues are projected to surpass pre-Ian levels by fiscal year 2026–27.
- Employment levels will increase as goods and services expand to meet escalating demand, subsequently heightening the need for on-island housing for employees.
- Promotion of annual rental housing options will contribute to the growth of the permanent resident population and facilitate recruitment for local employers.
- Professional and commercial services desired by residents may require targeted incentives to encourage their return to the island. Locating these services south of mid-island is recommended to ensure proximity to established residential areas.

Town of Fort Myers Beach
Agenda Item Summary

Green Sheet Number: **2026-141**

1. **Request:**

Meeting Date: December 3, 2025

Wave Mitigation Wall / CLOMR Process Results and the affect to new structures within the Times Square area.

Why the action is necessary:

What the action accomplishes:

2. **Agenda:**

ITEMS FOR DISCUSSION

3. **Requirement/Purpose:**

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5. **Background:**

Attachments:

Financial Impact:

6. **Alternative Action**

7. **Staff Recommendations:**

8. **Recommended Approval:**

_____ Date: November 24, 2025
nancy stuparich, Town Attorney

_____ Date: November 25, 2025
Amy Baker, Town Clerk

_____ Date: November 25, 2025
William McKannay, Town Manager

AGENDA MANAGEMENT

Subject	Dept		Mtg Date
Presentation of Mulholland Award	Clerk	added 10.20.25	12.15.25 (tentative)
Approval of **Any Remaining** Professional Service Agreements RFQ-24-06-AD	Clerk	added 9.19.25	12.15.25
Leadership Forum (**Strategic Planning**) - 12:30 - 4:30 pm	Council	added 7.23.25	1.7.26 after M&P
Discussion regarding Ordinance 17-15, Medical Marijuana Dispensaries	Council	added 12.11.24	TBD
Discussion: Public/Private partnerships	Council	added 12.11.24	TBD
Presentation: permitting, flood mitigation systems, FAQs, common mistakes, etc. (JA)	Council	added 8.7.25	TBD
1 year Review of Ordinance 25-03 (Bicycle Safety)	Council	added 6.16.25	May/June '26 TC meeting
1st reading: Ordinance for Possible Ballot Referenda	Clerk	added 7.16.25	1st May '26 TC meeting
2nd reading: Ordinance for Possible Ballot Referenda	Clerk	added 7.16.25	2nd May '26 TC meeting
1st Reading Ordinance 24-xx: Lighting	Environmental	added 4.6.24	To LPA first
1st reading Ordinance 24-xx; Signage	Legal	added 6.17.24	To LPA first
1st reading Ordinance 24-xx; Silt Fencing	Planning	added 6.17.24	To LPA first